

S:\PROJECTS\668300\PL\TENTATIVE MAP\668300T.M.DWG
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL HOLD THE OWNER AND HMM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR HMM.

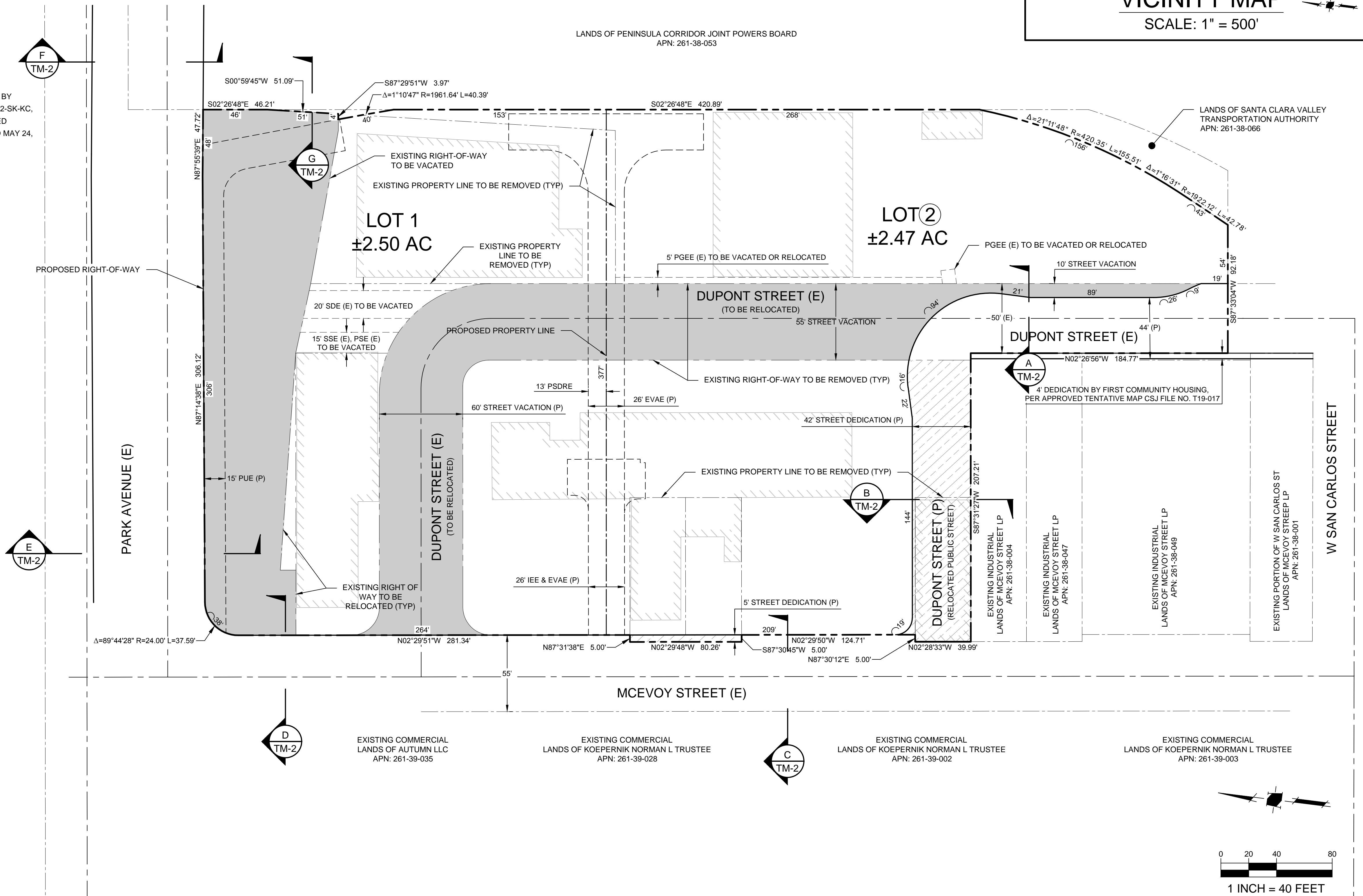
GENERAL NOTES

- PROJECT NAME: DUPONT VILLAGE
- OWNER: M & M DIRIDON LLC
1346 EL SOLYO AVENUE
CAMPBELL, CA 95008
- SUBDIVIDER: SAME AS THE OWNER
- ENGINEER: HMM ENGINEERS
1570 OAKLAND ROAD
SAN JOSE, CA 95131
ZEFERINO JIMENEZ, RCE #72155
- STREET LOCATION: DUPONT ST
- EXISTING ZONING: LIGHT INDUSTRIAL / INDUSTRIAL PARK (LI/IP)
- EXISTING GP DESIGNATION: TRANSIT RESIDENTIAL / MIXED USE COMMERCIAL (TR/MUC)
- EXISTING USE: INDUSTRIAL
- PROPOSED USE: RESIDENTIAL
- WATER SUPPLY: SAN JOSE WATER COMPANY
- SEWAGE DISPOSAL: CITY OF SAN JOSE
- ASSESSOR'S PARCEL #(S): 261-38-005, 261-38-018, 261-38-037, 261-38-057, 261-38-064, 261-38-065, 261-38-067
- STREET TREES: SHALL CONFORM TO CITY OF SAN JOSE STANDARDS
- INITIAL SITE AREA: ±3.77 ACRES
- PUBLIC STREET VACATION: ±1.40 ACRES
- PUBLIC STREET DEDICATION: ±0.21 ACRES
- NET SITE AREA: ±4.97 NET ACRES
- EXISTING LOTS: 7 LOTS
- PROPOSED LOTS: 2 LOTS
- TOTAL UNITS: 689 UNITS
- FLOOD ZONE: ZONE D
- TITLE REPORT

- REFER TO PLANNED DEVELOPMENT PERMIT (PD20-011) ENTITLED, PLANNED DEVELOPMENT PERMIT AND PLANNED DEVELOPMENT ZONING (PDC20-020) FOR DUPONT VILLAGE, FOR GRADING AND DRAINAGE, STORMWATER, AND CROSS SECTIONS FOR THE PROJECT.
- WATER POLLUTION CONTROL PLAN- PURSUANT TO CHAPTER 15.12 OF THE SAN JOSE MUNICIPAL CODE, NO VESTED RIGHT TO A BUILDING PERMIT SHALL ACCRUE AS A RESULT OF THE GRADING OF ANY LAND DEVELOPMENT APPROVALS AND APPLICATIONS WHEN AND IF THE CITY MANAGER MAKES A DETERMINATION THAT THE CUMULATIVE SEWAGE TREATMENT DEMAND ON THE SAN JOSE-SANTA CLARA WATER POLLUTION CONTROL PLANT REPRESENTED BY APPROVED LAND USES IN THE AREA SERVED BY SAID PLANT WILL CAUSE THE TOTAL SEWAGE TREATMENT DEMAND TO MEET OR EXCEED THE CAPACITY OF THE SAN JOSE-SANTA CLARA WATER POLLUTION CONTROL PLANT TO TREAT SUCH SEWAGE ADEQUATELY AND WITHIN THE DISCHARGE STANDARDS IMPOSED ON THE CITY BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE SAN FRANCISCO BAY REGION. SUBSTANTIVE CONDITIONS DESIGNED TO DECREASE SANITARY SEWAGE ASSOCIATED WITH ANY LAND USE APPROVAL MAY BE IMPOSED BY THE APPROVING AUTHORITY.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE (CHAPTER 19.38 OF TITLE 19 OF THE SAN JOSE MUNICIPAL CODE), FOR THE DEDICATION OF LAND FOR PARKS PURPOSES, UNDER THE FORMULAE CONTAINED WITHIN THAT CHAPTER.
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SAN JOSE.
- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDATION OF FINAL MAP.
- MULTIPLE FINAL MAPS MAY BE FILED BASED ON THIS TENTATIVE MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- NO WELLS EXIST ON THIS SITE.
- NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME.
- ALL EXISTING BUILDINGS WILL BE REMOVED, PRIOR TO SUBDIVISION OF PROPERTY.
- SUBDIVIDER SHALL RECORD A COVENANT OF EASEMENT TO THE CITY OF SAN JOSE FOR PEDESTRIAN ACCESS, PRIVATE STORM DRAIN & PRIVATE SURFACE DRAINAGE RELEASE PURPOSES, IN ACCORDANCE WITH PART 1 OF CHAPTER 20.110 OF TITLE 20 OF THE SAN JOSE MUNICIPAL CODE. ACROSS LOTS 1-2 FOR THE BENEFITS OF LOTS 1-2 (AS NUMBERED ON VESTING TENTATIVE MAP CITY FILE NUMBER PT20-_____) PRIOR TO OR WITH THE RECORDATION OF THE MAP, SAID EASEMENTS SHALL BE BINDING UPON, AND THE BENEFITS SHALL INURE TO, ALL SUCCESSOR IN INTEREST TO THE AFFECTED REAL PROPERTY.

LEGEND

- TENTATIVE MAP BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- CENTER LINE
- PUBLIC STREET DEDICATION (±0.21 AC)
- PUBLIC STREET VACATION (±1.40 AC)
- EXISTING BUILDING TO BE REMOVED
- EXISTING (E)
- PROPOSED (P)
- STORM DRAIN EASEMENT (SDE)
- SANITARY SEWER EASEMENT (SSE)
- PUBLIC SERVICE EASEMENT (PSE)
- PUBLIC UTILITY EASEMENT (PUE)
- PG&E ELECTRIC EASEMENT (PGEE)
- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
- PRIVATE SURFACE DRAINAGE RELEASE EASEMENT (PSDRE)



HMM
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMMca.com

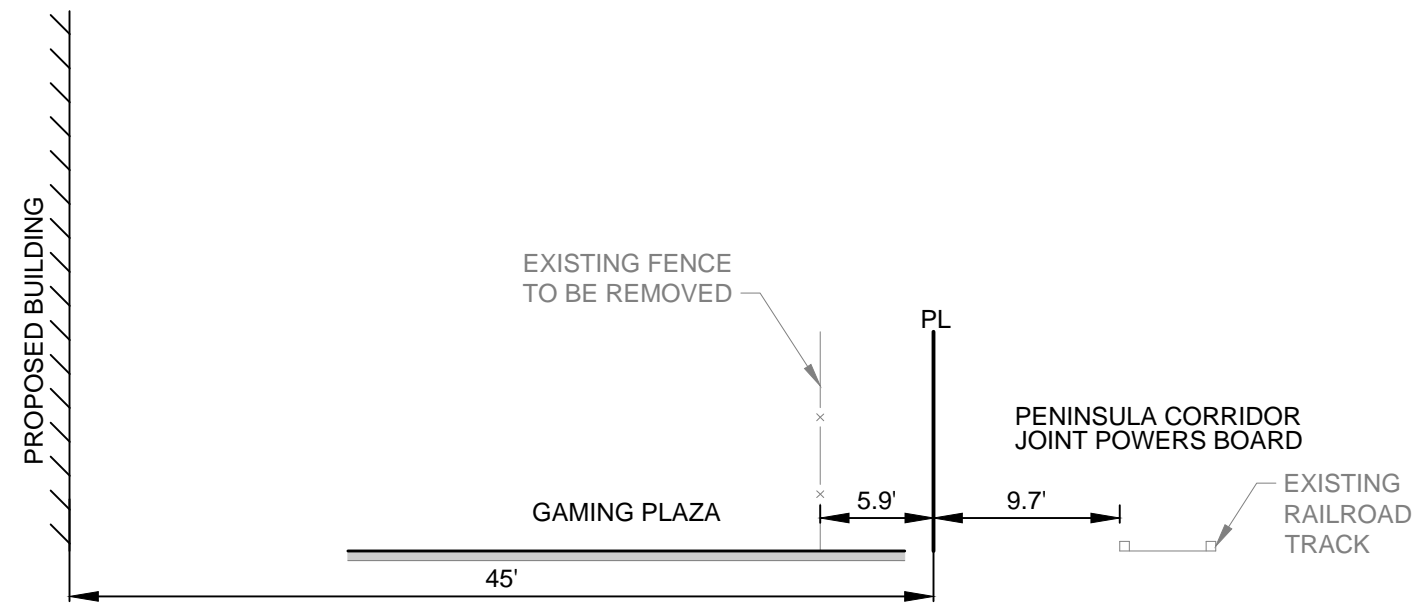
VESTING TENTATIVE PARCEL MAP
PT20-036
DUPONT VILLAGE
DUPONT ST, SAN JOSE

NO	DATE	DESCRIPTION
△	02/25/22	PER CITY COMMENTS
△	11/19/21	PER CITY COMMENTS
△	08/18/21	PER CITY COMMENTS
△	05/06/21	PER CITY COMMENTS
PROJECT NO: 5663.00		
CAD DWG FILE: 566300T.M.DWG		
DESIGNED BY: MP/DM		
DRAWN BY: MP		
CHECKED BY: ZJ		
DATE: DECEMBER 7, 2020		
SCALE: 1" = 40'		
© HMM		

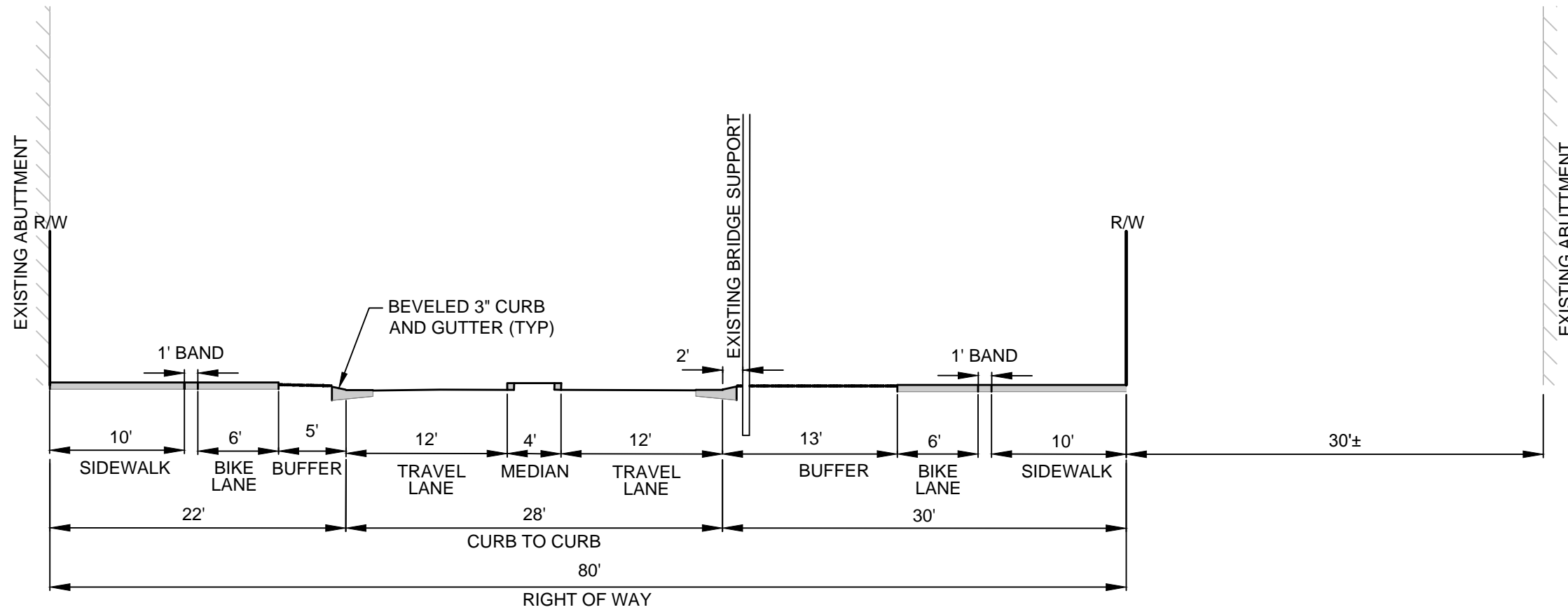
VESTING PARCEL
TENTATIVE MAP

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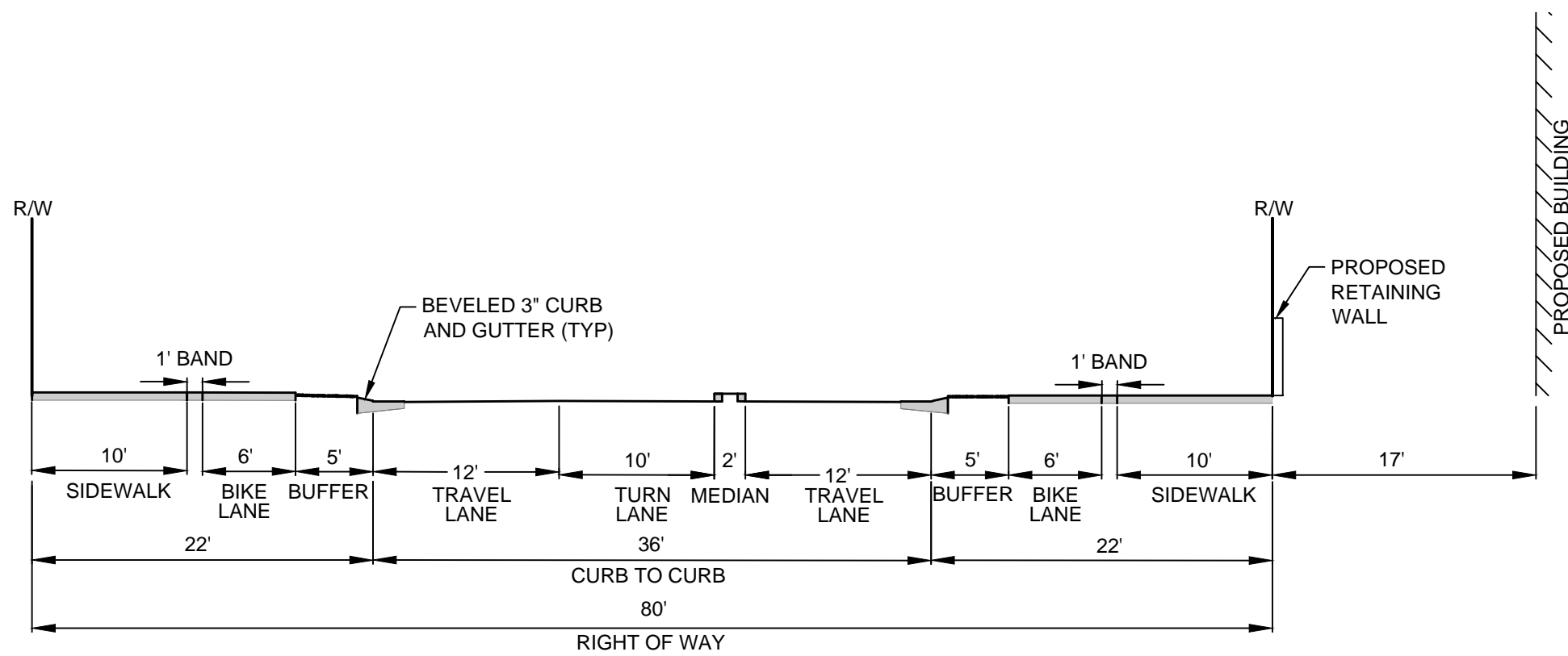
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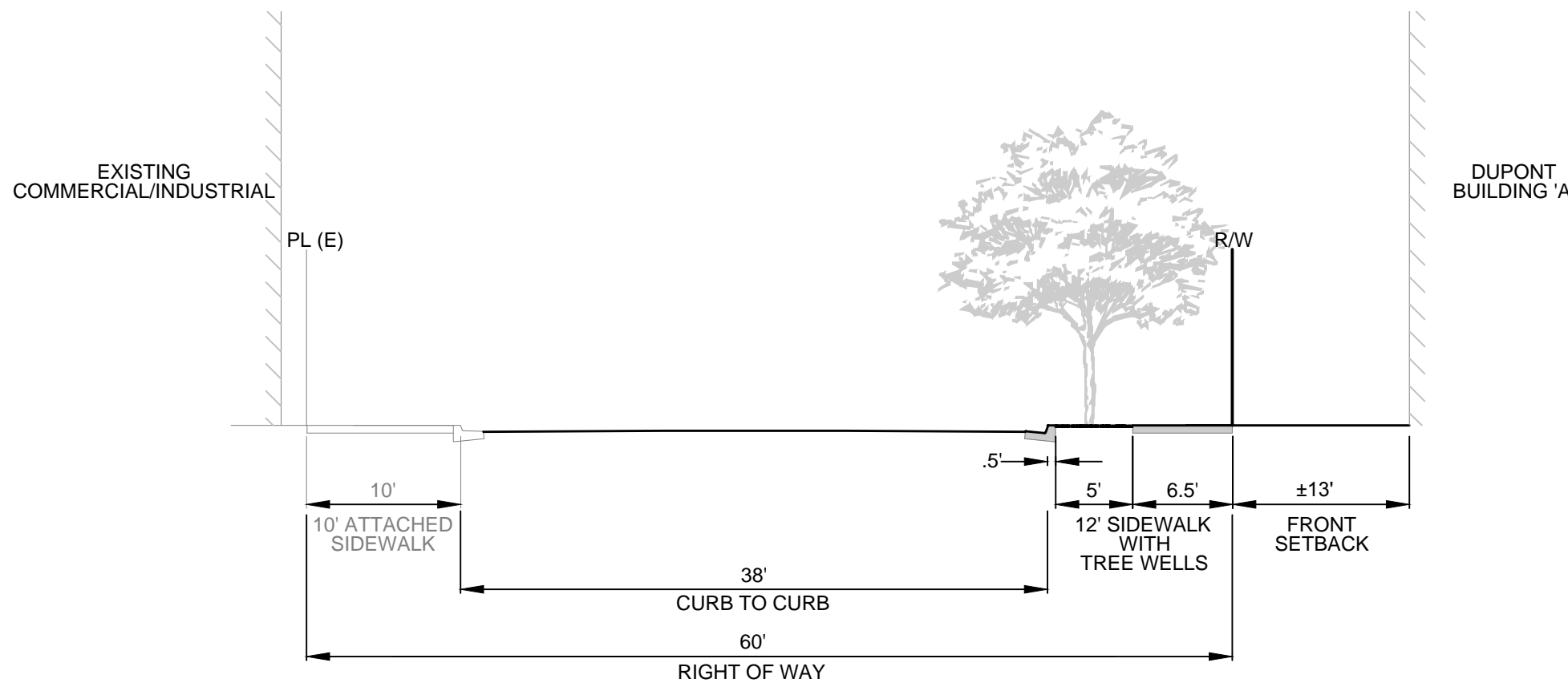
G NORTH BOUNDARY SECTION
SCALE 1"=10'



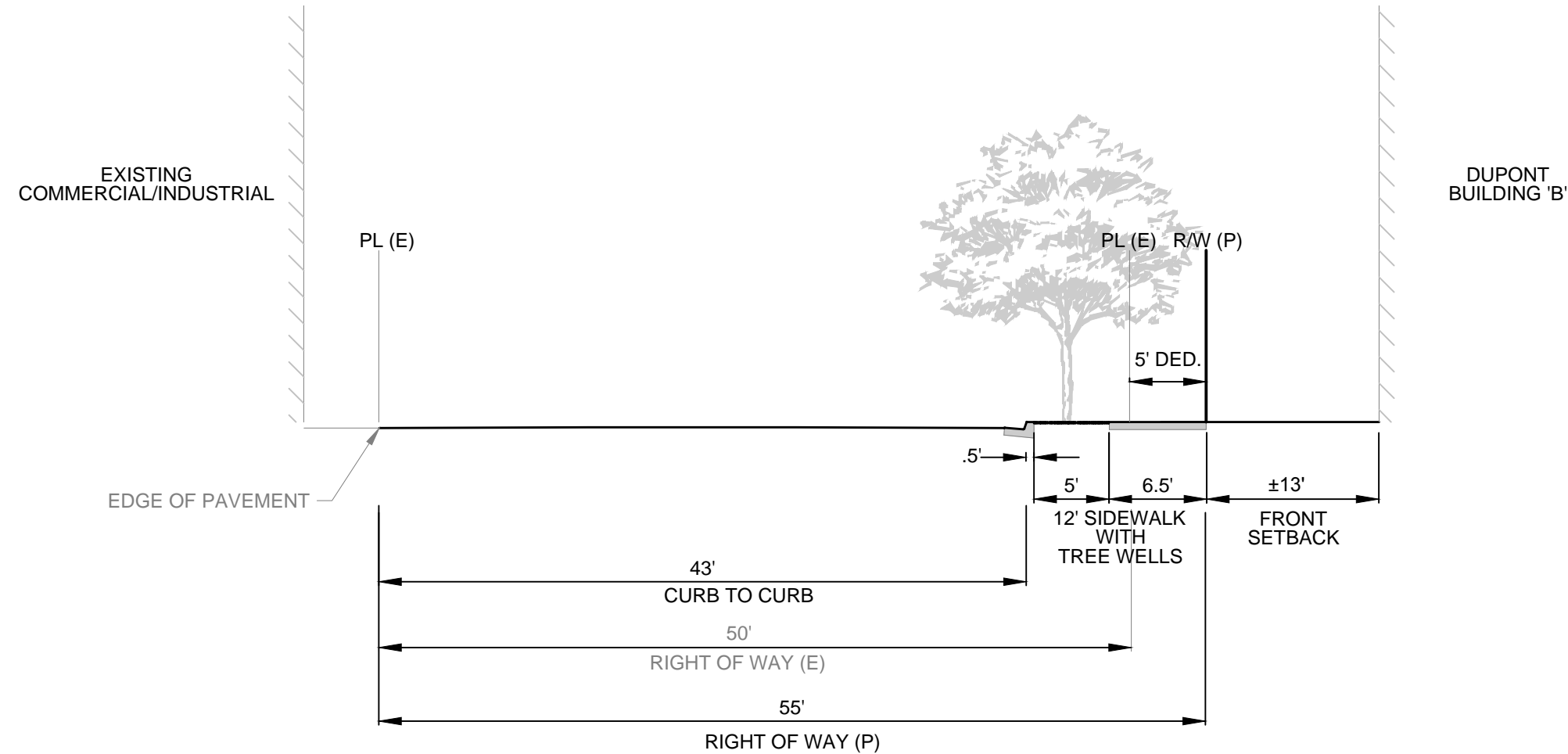
F PARK AVENUE SECTION
SCALE 1"=10'



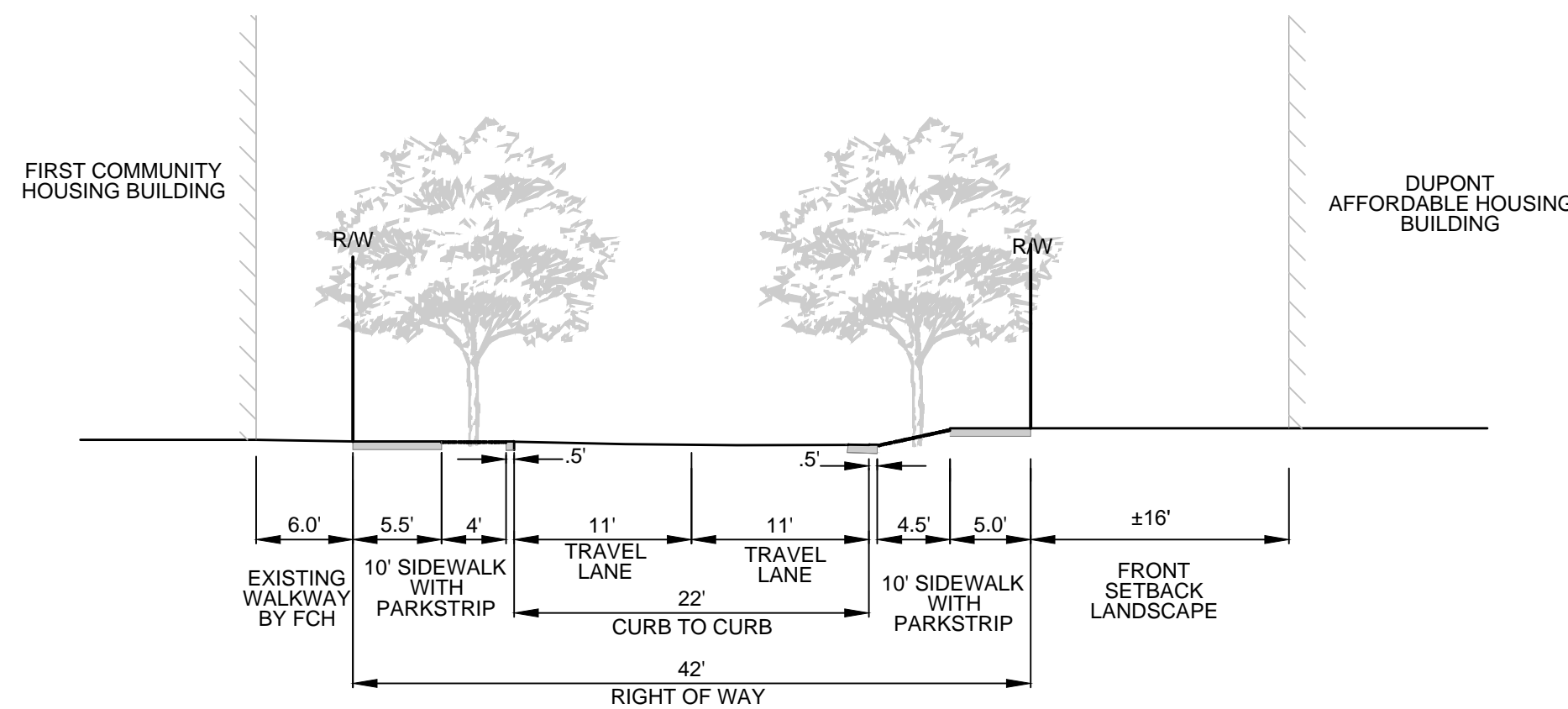
E PARK AVENUE SECTION
SCALE 1"=10'



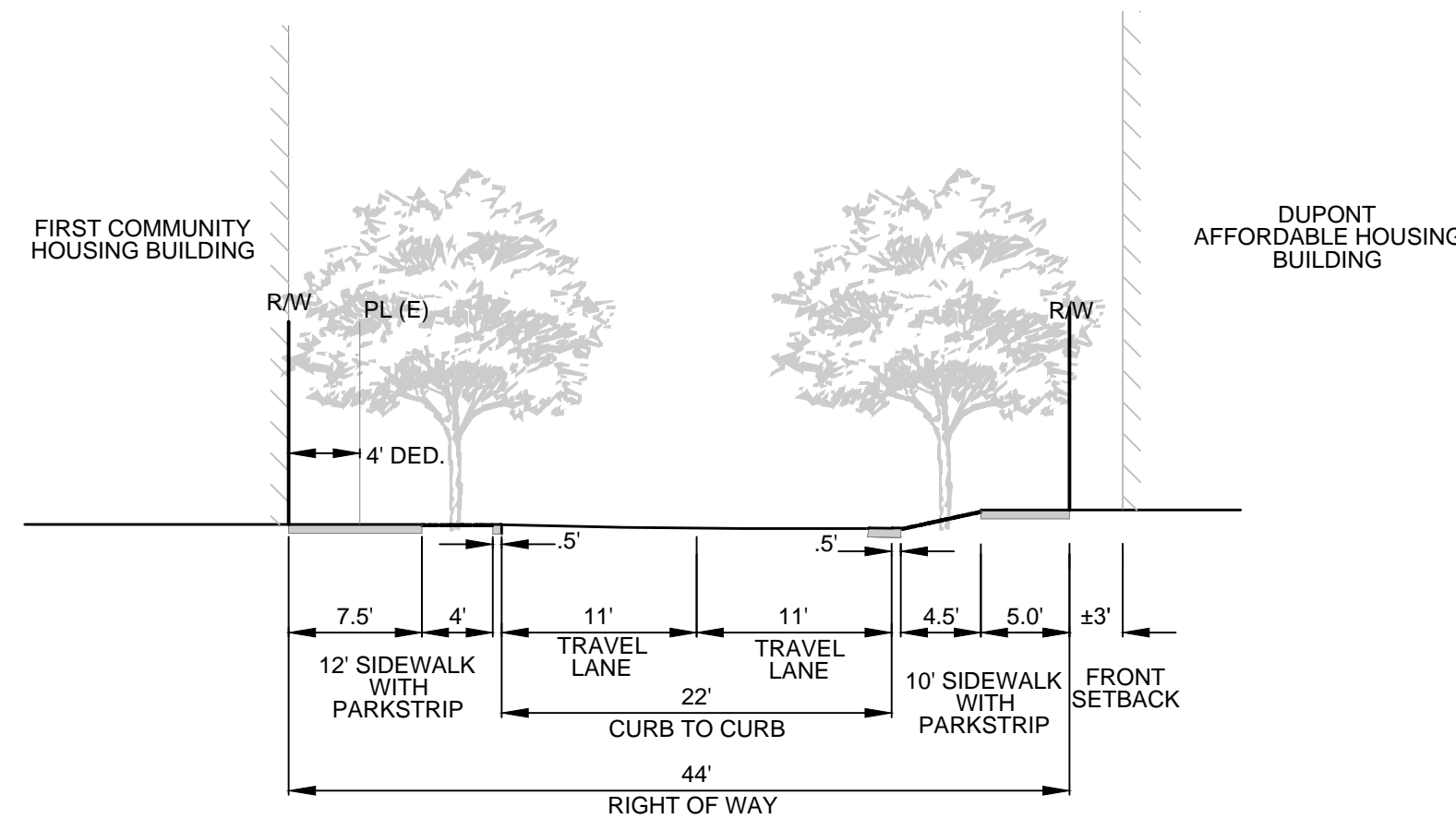
D MCEVOY STREET SECTION
SCALE 1"=10'



C MCEVOY STREET SECTION
SCALE 1"=10'









B DUPONT STREET SECTION
SCALE 1"=10'



A DUPONT STREET SECTION
SCALE 1"=10'

VESTING TENTATIVE PARCEL MAP
PT20-036
DUPONT VILLAGE
DUPONT ST, SAN JOSE

		
	02/25/22	PER CITY COMMENTS
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PROJECT NO:		5663.00
CAD DWG FILE:		566300T.M.DWG
DESIGNED BY:		MP/DM
DRAWN BY:		M
CHECKED BY:		Z
DATE:		DECEMBER 7, 2022
SCALE:		1" = 4'
		

CROSS SECTIONS